

PLANNING AND ZONING COMMISSION AGENDA

Tuesday, July 14, 2015

8:00 P.M.

Room 119
Town Hall

GENERAL MEETING

Town Plan of Conservation & Development.

Discussion of “development-related” issues (Booklet 5a).

Update on Darien Zoning Regulations amendment proposal to be put forth by Planning & Zoning Commission.

Land Filling & Regrading Application #328, J. Baron Land Co., LLC, 465 Mansfield Avenue.

Review and action on revised drainage and grading plans.

Discussion, deliberation and possible decisions regarding the following:

Coastal Site Plan Review #256-A, Flood Damage Prevention Application #287-A, Melissa B. Hubner, 9 Butler’s Island Road. Proposing to repair and replace the existing septic system and to perform related site activities within regulated areas.

Land Filling, Excavation, & Regrading Application #359, Bryant & Meghan Shain, 7 Devon Road. Proposal to regrade the back yard, and create an associated five foot high retaining wall and perform related site activities.

Special Permit Application #289, Gold Coast Children’s Center, 972 Boston Post Road. Request to establish a personal service business on the third floor of the existing building.

Land Filling & Regrading #358, Elk Homes Partners II LP, 15 Gardiner Street. Proposing to excavate and regrade to construct a new driveway adjacent to the south property line in association with the construction of a replacement residence, and perform related site development activities.

Approval of Minutes

April 28, 2015	General Meeting/Public Hearing
June 2, 2015	General Meeting/Public Hearing

Any Other Business (Requires two-thirds vote of Commission)

PUBLIC HEARING

Special Permit Application #109-E, The Depot, 25 Heights Road. Request to install permanent lights and modify an existing sport court, and perform related site development activities. The subject property is located on the south side of Heights Road, approximately 100 feet west of its intersection with Noroton Avenue, and is shown on Assessor’s Map #44 in the Parking Residential (PR) Zone.

Continuation of the following matter:

By Order dated November 19, 2014 in the matter of *Christopher & Margaret Stefanoni v. The Darien Planning and Zoning Commission* – Docket No.: HHB-CV-11-5015368S (the “Appeal”), and the related case of *Gregory v. Darien Planning and Zoning Commission* Docket No.: CV-13-6023798S Judge Henry Cohn remanded the matter back to the Darien Planning & Zoning Commission for an amendment to the Commission’s October 29, 2013 resolution to specify an approved number of units or a range of numbers of units, based on the record. The legal notice for the original application read as follows:

Affordable Housing Application Under CGS 8-30g (#1-2010), Site Plan Application #277, Land Filling & Regrading Application #247, Christopher & Margaret Stefanoni, 57 Hoyt Street. Proposing to construct 16 units of age-restricted housing (30% of which are proposed to be affordable housing under Section 8-30g of the Connecticut General Statutes) in a new building with associated parking and regrading, and to perform related site development activities. The subject property is located on the east side of Hoyt Street approximately 100 feet south of its intersection with Echo Drive, and is shown on Assessor’s Map #27 as Lot #168-1, within the R-1/3 zone.
PREVIOUS HEARINGS HELD ON 4/7/2015 AND 4/21/2015.

ADJOURN.